

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR	
DIANNE von BORSTEL, VICE CHAIR	SCOTT THOMAS
GARRET MCCRAY	GREG HITCHENS
LINDA SULLIVAN	JUDAH NATIVIO

March 10, 2009
Main Library
Saguaro Room, 2nd Floor
64 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
 - 1. "4 for Mesa" Program: New Office Hours
 - 2. Case Load
 - 3. Zoning Code Update

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE January 13, 2009 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA09-011 2041 North Recker Road (Council District 5) – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a Special Use Permit (SUP); all in conjunction with the development of an automobile service station in the C-2 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

- *2. BA09-012 Units 9, 11, and 12 of Mountain Horizons (more commonly known as Bella Via) at the 4900 to 5300 blocks of South Signal Butte Road and the 10800 to 11000 blocks of East Ray Road (both sides of street) (Council District 6) – Requesting a Modification of a Planned Area Development to allow increased roof area coverage for the development of single family residences in the R1-6-DMP-PAD and R1-9-DMP-PAD zoning districts.

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with Conditions

- *3. BA09-013 5255 South Power Road (Council District 6) – Requesting a Special Use Permit (SUP) for a comprehensive sign plan in the C-2 zoning district.

Staff Planner: Lesley Davis

Staff recommendation: Approval with Conditions

- *4. BA09-014 320 East Baseline Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the re-development of a commercial building in the M-1 zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Approval with Conditions

5. BA09-009 3818 East Brown Road (Council District 5) – Requesting: 1) a Variance to allow a detached garage addition to encroach into the required side yard setback; and 2) to allow aggregate area of all detached buildings to exceed 50% of the roof area of the dwelling in the R1-35 zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Denial

6. BA09-010 1245 North Hillcrest (Council District 1) – Requesting a Variance to allow a garage addition to encroach into the required rear and side yards in the R1-9 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Denial

7. BA09-015 2152 East Calle Maderas (Council District 1) – Requesting a Variance to allow an addition to encroach into the required rear yard setback in the R1-9-PAD zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Denial

D. ITEMS FROM CITIZENS PRESENT.